

CITY OF LAKESITE

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David Howell, Mayor
Valerie Boddy, Vice Mayor
Kenneth Wilkerson, Commissioner
William Neighbors, Commissioner
Curtis Jones, Commissioner

Dear Builder or Owner:

We welcome your interest in the City of Lakesite and to be a part of its continuing growth and success. This letter enumerates the minimum requirements for residential building in the City of Lakesite.

- Two (2) copies of Minimum Building Specifications
- Two (2) copies of plans, drawn to scale with sufficient clarity and detail to indicate the nature and character of the work
- Two (2) copies of the plot plan
- One (1) copy of the Hamilton County Septic Tank Construction Permit (if applicable)
- State of Tennessee contractor's license is required (copy)

Such drawings and specifications **shall** contain structural information in the form of calculations, notes, or other acceptable means, as to the quality of materials. **All** drawings shall bear the name of the person responsible for design or the calculations. Drawings shall also show the location of the proposed building or structure and of every building or structure on the site or lot (Site Plan). A copy of a foundation survey or final survey prepared by a registered surveyor shall also be submitted to the Building Official. All plans, specifications, and contract documents will be reviewed to ascertain whether the construction indicated and described is in accordance with the requirements of the code. When the permit is issued, you will receive one complete set of approved plans back with the permit. These approved drawings **shall be** kept at the building site at all times when work is being done.

A **footing inspection** must be scheduled after rebar is suspended and tied, but before any concrete is poured or placed. The foundation shall be capped with solid block and pressure treated sill. All driveways must be hard surfaced with either asphalt or concrete. A minimum drainage tile under the driveway will be 12-inch diameter and 20-feet in length. Gutters and downspouts shall be installed before a final building inspection will be made.

Requirements for building are found in Title 12 of the Lakesite Municipal Code (adopts International Code Council's International Building Code and International Residential Building Code – 2012 Edition). Minimum design floor load is 50 pounds per square foot and minimum design roof load is 40 pounds per square foot.

Requirements for plumbing, gas, and mechanical systems are found in Title 12, of the Lakesite Municipal Code (adopts International Code Council's International Mechanical, Plumbing, and Gas Codes – 2012 Edition).

A rough-in plumbing inspection, scheduled with the rough-in electrical, building, gas, and/or mechanical inspections, must be made before any insulation, interior wall or ceiling finishes are installed.

Requirements for electricity are found in Title 12, of the Lakesite Municipal Code (adopts National Electrical Code – 2011 Edition). In addition to these requirements, service entrance wiring must be enclosed in rigid conduit whether service is through the roof or not. Ground wire shall be encased in 1/2 inch conduit. An additional ground wire and ground rod is required for the service panel in addition to the ground for the meter base. Minimum service panel size shall be 200 amp main breaker. The refrigerator shall be placed on a separate circuit with two additional circuits for the kitchen, minimum. Smoke detectors shall be installed on each story and any other required location. **A rough-in inspection shall be made before insulation is installed or interior walls are enclosed.**

Requirements for the “Model Energy Code” - International Code Council’s International Energy Code – 2009 Edition. Basically, all heated spaces will be separated from non-heated spaces with insulated wall(s)/floor(s).

Requirements for swimming pools are attached for your reference.

If any inspections do not pass because of code violations, a re-inspection fee of \$25.00 must be paid before another inspection will be made.

The following is a **list of the inspections** that must be scheduled during construction:

1. Temporary Electrical
2. Footing/Foundation Inspection
3. Rough-In Building, Plumbing, Electrical, Mechanical, and/or Gas inspection-may be done all together
4. Insulation Inspection
5. Septic system inspection (permit and inspection by the Hamilton County Health Dept. if applicable)
6. Final building, Electrical, Plumbing, Mechanical and/or Gas Inspections-may be done all together

If you have any questions or want to schedule an inspection, please contact the office at 842-2533 between the hours of 9:00 am and 2:00 pm, Monday through Thursday.

Please Note: The city currently has an Electrical Inspector, a Plumbing/Mechanical/Gas Inspector and a Building Inspector. Please keep this in mind when you call to schedule your inspections. An inspector may need up to 48 hours before an inspection can be made.

We look forward to working with you to make the city an even better place to live.

Sincerely,

Dan Maxwell
Building Official

This document may be modified from time to time

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City of Lakesite Inspection Requirements – DRAFT COPY

The following is a summary of the inspection requirements for the City of Lakesite:

- All inspections must be coordinated with the Building Official's Office (423-842-2533) at least twenty-four (24) hours in advance between the hours of 9:00 am and 2:00 pm.
- Inspections will be scheduled as soon as practicable.
- Failure on the part of the owner or contractor to notify the Building Official's Office for a required inspection may result in a Stop Work Order which may cause delay in construction.
- The Inspector will affix a sticker or tag approving the inspection or leave a field correction notice pointing out any deficiencies, which may require re-inspection prior to proceeding.

Inspections for New Structures, Additions and Renovations:

1. **Footing: Excavation/Foundation Rebar**
 - a. All required rebar must be inspected.
 - b. Rebar grounding electrode conductor and connection per Residential Code (IRC)
2. **Foundation Coating & Foundation Insulation** (prior to backfilling).
3. **Footing Inspection for Decks/Porches** (after forms are installed and prior to pouring concrete).
4. **Modular Dwelling Attachment** (to foundation and each level/section).
5. **Fireplace Throat** – included in Rough In
6. **Electric Trenches, Gas Line Trenches and Underground LPG Tanks and Lines** (prior to backfilling).
7. **Gas Line Pressure Test** - Included in rough In
8. **Under Slab Utilities** (prior to covering)
9. **Shear Walls, Roof Blocking, Special Nailing Schedules and Hurricane Ties** (prior to covering – generally, this inspection will be done at the Rough Framing Inspection)
10. **Rough In – Framing, Electrical, Plumbing and Mechanical** (prior to insulation and interior covering).
11. **Insulation & Energy Code Inspection for Air Leakage** (prior to covering with wallboard)
12. **Energy Code Inspection** – Blower door test. HVAC must be in, doors on, windows in
13. **Final Inspection for Certificate of Use and Occupancy** (prior to use and occupancy of the structure or addition).

Requirements for Certificate of Occupancy:

- Posting of Energy Certificates (insulation certificates) prior to final inspection, in accordance with Residential Code (IRC)
- Final inspection by the Building Official and Fire Chief or Fire Marshal

Changes to this draft will be made from time to time .

TITLE 14
ZONING AND LAND USE CONTROL
CHAPTER 4
SWIMMING POOLS

SECTION

14-401. Compliance required.

14-402. Swimming pool defined.

14-403. Permits required.

14-404. Permit fees.

14-405. Inspections required.

14-406. Violations and penalties.

14-407. Location of swimming pools.

14-408. Swimming pool enclosures and safety devices.

14-401. Compliance required. It shall be unlawful to construct, maintain, install or enlarge any swimming pool in the city except in compliance with all the provisions of this chapter. (Ord. #25, Dec. 1980)

14-402. Swimming pool defined. Any structure intended for swimming, recreational bathing or wading that contains water over twenty-four inches (24") deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools. (Ord. #25, Dec. 1980, as replaced by Ord. #198, Oct. 2010)

14-403. Permits required. It shall be unlawful to proceed with the construction, installation, enlargement or alteration of any private residential swimming pool and appurtenances within the city unless permits therefore shall have first been obtained from the city. (Ord. #25, Dec. 1980)

14-404. Permit fees. The fee for a permit for the erection or construction of a swimming pool shall be ten dollars (\$10.00) for each one thousand (1,000) cubic feet or fraction thereof to be contained within the proposed pool as determined by the plans and specifications submitted with the application for permit. (Ord. #25, Dec. 1980)

14-405. Inspections required. The periodic inspection of all swimming pools to determine whether or not the provisions of the chapter regarding health, sanitation and safety applicable thereto are being complied with, shall be left to the county health officer. (Ord. #59, Aug. 1987)

14-406. Violations and penalties. The violation of any provision of this chapter shall be punished by a fine of not less than two dollars (\$2.00) nor more than fifty dollars (\$50.00). Each day of any violation of this chapter continues shall constitute a separate offense. (Ord. #25, Dec. 1980)

14-407. Location of swimming pools. No portion of a swimming pool shall be located outside of the rear yard of any property. (Ord. #25, Dec. 1980)

14-408. Swimming pool enclosures and safety devices. All outdoor residential swimming pools shall meet the requirements of section 3109 of the International Building Code as adopted in title 12, chapter 1 of the Lakesite Municipal Code, and any subsequent updates thereto. (Ord. #59, Aug. 1987, as renumbered by Ord. #141, July 2003, and replaced by Ord. #198, Oct. 2010)